

**Memorandum of the Meeting
Regular Study Session/Meeting
Twenty-Eighth Town Council of Highland
Monday, April 17, 2017**

The regular study session of the Twenty-Eighth Town Council of the Town of Highland was convened at the regular place, the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana, in the plenary meeting room on **Monday, April 17, 2017** at the time of 7:04 o'clock p.m.

Silent Roll Call: Councilors Bernie Zemen, Dan Vassar, Mark A. Herak, Steve Wagner and Konnie Kuiper were present. A quorum was attained. The Clerk-Treasurer Michael W. Griffin was present to memorialize the proceedings.

Also present: Rhett L. Tauber, Town Attorney; Police Commander George M. Georgeff; and Susan Murovic and Steve Mileusnich, Advisory Board of Zoning Appeals, were also present.

Guests present: James L. Wieser, Esq., Attorney for View Outdoor and Matt Felder of View Outdoor.

General Substance of Matters Discussed or Proposed

1. *View Outdoor, Inc., representative to speak with the Town Council.* Attorney James L. Wieser, Esq., Attorney for View Outdoor, offered and overview of the status of the offer posed by Mr. Matt Felder of View Outdoor initially discussed at the Study Session of November 21, 2016, and then again discussed at the Study Session of Monday, December 19, 2016, regarding property comprised of up to six parcels located at 8117, 8148 and 8200 Indianapolis Boulevard, Highland.

Mr. Wieser noted that in the meeting of December 19, 2016, he stated that at that time View Outdoor's proposal was to retain or lease a small portion of the property at the subject addresses to allow for the construction of an outdoor sign owned by View Outdoor, and to then convey the balance of the property to the town to be used as it wished. View Outdoor would retain an easement sufficient to support the outdoor sign it wished to erect. There was no financial support offered for any monument welcome sign like the one on the east side of Indianapolis Boulevard.

In the current iteration of the proposal, the essential elements would remain. However, View Outdoor wished to simply move forward with the front three parcels, pledging to raze all the existing buildings or structures on the parcels. It would retain an easement or a license to construct and operate a two-sided, LED outdoor sign. After a further colloquy between the Town Council and Mr. Felder, Mr. Felder represented that he could provide some hydro-seeding on the site following the razing and the construction of the outdoor sign. The parcels would be transferred to the Town with View Outdoor retaining the easement necessary to operate and access an outdoor sign as described, with a 10 feet set back from the leading edge of the sign as required by Indiana Department of Transportation.

Mr. Wieser also indicated that the back three parcels, owing to unpaid property taxes were now administratively subject to sale by the County Commissioners. He further noted that Indiana law would permit the simple transfer of these parcels to the Town as a municipality, without consideration, referencing I.C. 6-1.1-24-6.2.

Mr. Wieser further indicated that any agreement regarding the property transfer would be contingent upon obtaining the necessary authorization from the Plan Commission or the Advisory Board of Zoning Appeals.

It was noted that the Town Council had an interest in the first three parcels more than the rest. There was a discussion on the status of the back three parcels and whether they were in or qualified as wetlands. Mr. Felder indicated that he did not know.

In a colloquy between Councilor Wagner and Mr. Felder, Mr. Felder indicated that he could provide some grading and hydro seeding of the site following the razing of all structures.

Without objection from the Town Council, the Town Council President instructed the Town Attorney, Mr. Tauber, to confer with Mr. Wieser with the objective of working terms of an agreement.

2. *Follow-up: Discuss when employees retire into a new month how their town health insurance stops that same day.* The council wishes to discuss the current policy and explore a whether there is an alternative policy. The Clerk-Treasurer has conferred with the Town of Munster and the AIM TRUST.

He noted that the Munster Human Resource Director and the Town Manager confirmed that it has a written policy where it pays to three months of the health insurance premiums for retiring workers. He further reported that there has been no retirement triggering the provision since the Town of Munster enrolled in the AIM Medical Trust. The Human Resource Director and the Town Manager indicated that they would be recommending elimination of the provision, the Clerk-Treasurer further reported.

The Clerk-Treasurer further reported that he conferred with the AIM Medical Trust legal counsel regarding the prospect of changing the Town's policy to allow payment of health premiums for retirees. AIM Medical Trust legal counsel indicated that he would raise no objection or recommendation against a participating community that elected to pay up to one month of a premium of a qualified retiring worker, reported the Clerk-Treasurer. He further reported that the legal counsel suggested that any additional premium payments would likely require review by the actuary and the underwriting committee.

The Clerk-Treasurer then stated that he had a first recommendation in the instant matter and an alternative. He stated that he recommended no change to the current policy, in the current instance. He noted that there is coverage up to 90 days after a qualified public safety or non-public safety worker retired under an INPRS benefit. In the current instance, the retiree would simply pay the premium if something occurred in that time. The Clerk-Treasurer recalled that in the current instance, the policy was being reviewed owing to a request posed by Police Commander George Georgeff, who at the Study Session of April 3, 2017, expressed his desire to have his existing health insurance coverage extended to the end of the month in which he was retiring, granting an additional 23 days until he could be covered under his spouse's group health insurance plan.

The Clerk-Treasurer then offered an alternative recommendation, which was to offer to all qualified retiring workers, payment of one month's premium on the then in force health insurance for which the retiring worker was enrolled.

The Town Council and the Clerk-Treasurer discussed the alternative recommendation, clarifying whether the coverage should be for an entire month or should it be pro-rated.

The Clerk-Treasurer indicated that he would try to prepare the required amendment for the Town Attorney's review. It was noted that there was another police offer retiring sooner than Commander Georgeff, so the amendment should be adopted at the April 28, 2017 meeting if possible.

3. The Town Council discussed a request from Jack Vande Giesen allowing him to spruce up the Highway of Flags monument site. There was no objection to granting the request stated by any member.

There being no further business necessary or desired to be discussed by the Town Council, the regular study session of the Town Council of **Monday, April 17, 2017**, was adjourned at 7:30 o'clock p.m.

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer